

District II Advisory Board Minutes

July 12, 2004

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library at 5939 E. 9th Street North.

Members Present

Brian Carduff
Daryl Crotts
Larry Frutiger
Tim Goodpasture
Joe Johnson
David Mollhagen
Phil Ryan
Marty Weeks

Members Absent

Sarah Devries
Ray Frederick
Matt Hesse

Staff Present

Mike Carney, Water
Officer Lloyd, WPD
Scott Logan, Public Works
Bill Longnecker, MAPD
Donte Martin, CMO
Jay Newton, Finance
Officer Parker, WPD
Joe Yager, Finance

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:00.

Approval of Minutes and Agenda

The agenda for July 12, 2004 was approved as submitted (7-0).

Public Agenda

1. Scheduled items

No items scheduled

2. Off-agenda items

No items presented

STAFF PRESENTATIONS

3. Community Police Report

Officer Lloyd, Patrol East, reported a rise in burglaries near Rockwood and Crown Heights. Lloyd also reported speeding near Tallgrass and The Waterfront. WPD will address this situation with increased enforcement. Noise and speeding complaints have been filed near All Star Sports on Webb Rd. Officer Lloyd will monitor the situation and enforce applicable ordinances.

Officer Parker, Patrol North reported gang activity on 46 beat near Buffalo Wild Wings. There have been approximately 20 incidents and SCAT is addressing the situation. Most of these incidences have been disturbances. Parker also reported traffic issues near K-96 and Rock Road. These issues primarily involve the failure to yield after a light change.

Action Taken: Received and filed

4. Hess Pump Station

Mike Carney, Water and Sewer Dept., presented product samples to modify the previous changes to the Hess Pump Station. Area resident complained that the recently installed blue roof is not architecturally consistent with the surrounding neighborhoods. At the direction of City Council Water Department is pursuing alternatives to the blue roof. One such alternative is covering the current roof with concrete shingles. By covering the existing roof there would be no costs for removal. With this design the blue gables would be replaced with stucco like material that is tan in color.

Joe Johnson asked if these changes would be handled via a change order or would it go to bid. **Carney** replied the proposed changes would need to go to bid.

CM Schlapp asked if the bid process would be open to everyone. **Carney** replied the process would be open to anyone that could meet the requirements of the RFP.

CM Schlapp asked representatives of nearby neighborhoods if the design and materials are acceptable. Consensus among the group was that the materials are acceptable.

Carney agreed to put the materials on display in the Water Department for a one-week period to allow interested parties the opportunity to see the design and proposed materials.

Johnson (Ryan) moved to approve the design and proposed materials as submitted. The motion passed 7-0.

Action Taken: Approved as submitted.

5. Minor Street Privilege Request

Chris Bohm, Ruggles & Bohm, presented a request for a minor street privilege to install a concrete fence along 123rd Street East adjacent to Tara Falls Addition.

A minor street privilege permit is issued whenever private use is made of public property. Minor street permits are subject to conditions specified in Section 10.08 of the Code of the City of Wichita.

The applicant must submit an application and provide diagrams or photographs of the proposed improvements. The applicant must also provide a certificate of insurance adding the City of Wichita as an additional insured. The application is reviewed by the City Engineer and if approved the City Engineer notifies the applicant of the annual permit fee in accordance with the City Code.

The City Engineer recommends approval of this application.

David Mollhagen (Ryan) moved to approve the application as submitted. The motion passed 7-0.

Action Taken: Approved as submitted.

6. Harry & Longford Left Turn Lane Improvements

Scott Logan, Traffic Engineering, presented the design for improvements near the Harry and Longford intersection. In 2003, staff evaluated the need for traffic signals at the Harry/Longford intersection to address complaints from the neighborhood about safety and delays. In this evaluation, the intersection did not meet traffic accident and volume warrants based on the Federal Highway Administration's "Manual on Uniform Traffic Control Devices" that has been adopted for use by the City and the State of Kansas. However, this staff evaluation did conclude that the installation of a left-turn lane along Harry at the Longford intersection was the most effective alternative to alleviate delays and accidents at the Harry/Longford intersection. This long-range improvement would provide a refuge area for motorists turning onto and from Harry at the intersection. It would also be effective in mitigating the traffic flow and safety problems caused on Harry when motorists are stopped to turn into the intersection approaches. Currently, this condition has resulted in six accidents in the past four years involving east and westbound left-turning vehicles. According to industry studies, this left-turn measure would reduce the number of rear-end collisions by 80%, and the number of left-turning accidents by 45%. The attached staff report provides a detailed summary of this evaluation and recommendation.

The Harry/Longford Left-turn lane Project was approved as part of the 2004-2011 Capital Improvement Plan for construction in 2004. The Cook/Flat engineering firm has been retained to perform design services. This project has been slated for construction in September/October 2004. The project budget is \$200,000. The funding source is General Obligation Bonds.

Mollhagen asked where the land for widening lanes would come from. **Logan** replied right of way both north and south of Harry would be used. Logan also stated that there is enough right of way present to avoid moving sidewalks.

Daryl Crotts asked if the project is included in the CIP. **Logan** stated this is a CIP project slated for 2004.

Johnson (Crotts) moved to approve as submitted. The motion passed 7-0.

Action Taken: Approved as submitted.

PLANNING AGENDA

7. ZON 2004-00031

Bill Longnecker, MAPD, presented this request for a zone change from “SF-5” Single-Family Residential to “TF-3” Two-Family Residential on Lots 5 – 9, of the Garden Meadows Addition. Lots 1 – 4 of the Garden Meadows Addition will remain zoned “SF-5”. The subject site is located north of Douglas and east of Jackson Heights Street, midway between 127th Street East and Greenwich Avenue. The applicant proposes to develop the site with duplexes on the five eastern lots, which are at the end of the Jackson Heights Court cul-de-sac.

The immediate area is characterized by large lot/tract single-family residential development with “SF-5 zoning on the north side of Douglas Avenue. Materials used on the houses vary from brick, to brick and wood or composite siding, to wood or composite siding. Some of the larger lots, with houses on them, also have outbuildings on them allowing these property owner’s to keep their horses on their properties. The area also features lots of mature trees, landscaping and some mixed tree hedges. South of Douglas Avenue there is undeveloped, woody “SF-20” zoning, in a small isolated part of Sedgwick County, and a large manufactured housing park. The subject site/Garden Meadows Addition is on Jackson Heights Court, an asphalt paved, roll over curb, cul-de-sac. There is one single-family residence, built on two of the lots, in the addition. The five subject lots’ size ranges from approximately 0.33-acres to 0.50-acres.

Mr. Longnecker explained that MAPC approved the item and an official protest has since been filed. Staff recommends approval of the proposed zone change.

John Hendrick, applicant, stated the applicant is requesting this zone change in order to facilitate sale of the property. A potential buyer would like to develop the property as duplexes.

Citizens in attendance were given the opportunity to express their concerns. Nearby residents expressed the following concerns: 1) impact on the neighborhood; 2) the potential for the properties to become rentals; and 3) drainage.

DAB members expressed the following concerns: 1) the layout of dual drives on a cul de sac; 2) spot rezoning; 3) the enforceability of covenants; and 4) whether a protective overlay should be utilized.

Marty Weeks (Frutiger) moved to defer the request for zone change pending discussions between the applicant and area residents. MAPD will facilitate the discussions aimed at addressing concerns with the request. The motion passed 7-0.

Action Taken: The DAB members voted 7-0 to recommend the item be deferred pending discussions between the applicant and area residents. The item will return to DAB II September 13, 2004 prior to the item appearing at City Council.

BOARD AGENDA

8. City of Wichita 2005-2006 Proposed Budget

Jay Newton and Joe Yager, Finance, presented the City of Wichita 2005-2006 proposed budget. Newton reported the budget is balanced and does not require a mill levy increase for the 11th consecutive year.

The 2005/2006 budget includes: 1) \$1 million annually for economic development; 2) 7 additional firefighters and an additional \$471,000; 3) \$600,000 for additional contracted street maintenance; 4) 400,000 for additional park maintenance; 5) a new crack seal crew for street maintenance; 6) absorption of 15 positions from grant funding to local funding; 7) funding for 10 School Resource Officers partially offset by USD 259; and 8) funds a police lieutenant for homeland security defense planning.

The budget also includes: 1) funding for AirTran stop/loss guarantee through May 2005; 2) 1.5% planned GPA for employees and continued 80% employer contribution for health insurance; 3) an automatic call distributions phone system for the Health Department; 4) an additional food inspector position; 5) a ticketing system for Century II; and 6) a debt restructuring plan for Golf.

The budget will be presented to City Council July 13. There will be additional public hearings July 13, July 20, and August 3. City Council will adopt the 2005 operating budget and fix the levy August 10. The City will file levies and the 2005 budget with the Sedgwick County Clerk August 25.

Comments will be forwarded to City Council prior to the July 20, 2004 public hearing.

Action Taken: Received and filed.

9. Next Meeting

The next regularly scheduled DAB II meeting will be August 2, 2004 at the Rockwell Branch Library.

With no further business the meeting adjourned at 8:45 p.m.

Guests

Chris Bohm
Jack Gilbert
Charlotte Hendrick
John Hendrick
Mike Lindebak
Mike Smith
Cathie Yager
Holly Yager
Steve Yager